

REGULAR CITY COUNCIL WORK SESSION

**April 3, 2018
Council Meeting Room
4100 Lakeview Avenue North
Robbinsdale, Minnesota
Following the 7:00 p.m. regular Meeting**

A G E N D A

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1. CITY COUNCIL WORK SESSION CALLED TO ORDER BY MAYOR PRO TEM
 2. ROLL CALL: Blonigan, Rogan, Selman, Backen, Mayor Murphy
 3. REPORT: City Hall Energy Savings – see attached report
 4. MONTHLY UPDATE: Problem Properties
 5. MONTHLY UPDATE: 2018 Goals
 6. OTHER BUSINESS
 7. ADJOURNMENT

City Hall Energy Usage

Council Members,

Attached is graphical information relating to the energy usage (electric and gas) and the cost of that energy for City Hall. The information is supplied to provide an indication of benefits since the implementation of a number of projects that aid in energy efficiency at the building.

Specifically the projects performed at City Hall and their year of implementation are as follows –

HVAC Replacement	Project 13310	(Late 2010)	\$292,000
Window Replacement	Project 13411	(2011)	\$ 35,500
LED Light Replacement	Project 18317	(2017 & 2018)	\$ 20,500
Roof & Skylight Replacement	Projects 14017 & 16416	(2017)	\$356,600

To represent the energy and cost trends, the year 2010 was selected as the Benchmark year, as this was the year immediately prior to any energy project work being commenced. The year 2013 was selected to represent an Intermediate year as some of the projects had been implemented by then. The year 2017 is our most recent data and represents the year where the majority of projects have been completed. Note that it was partially into 2017 before the lights and the roof/skylight project were completed and that there are still a small number of fixtures to be converted to LED.

In reviewing this information, the following parameters should be considered –

- The cost information does not take into account increases in rates for energy usage.
- The energy usage does not take into account any variation in climatic conditions that may cause a higher seasonal demand (hot summers / cold winters).
- The cost of the projects while garnering energy improvements, were also necessary to replace failing / aged components. This is an important consideration when looking at payback periods.
- The project costs do not include any rebates that were obtained.

The graphs provided have broken out electric and gas energy usage and cost per month for the three years (2010, 2013 and 2017). There are also graphs that show the annual energy usage and cost for the three years, showing separation between electric and gas.

Interpretation:

The graphs show a clear reduction in electric energy usage from the benchmark year, primarily in the summer months. This is an indication of the improved efficiency of the new HVAC units that replaced the original (1970's) equipment. Costs of the electric energy are also lower, although increases in rate are reflected in less of an improvement.

Gas usage is currently showing a 40% increase in 2017 over the benchmark year. This increase is predominately during the warmer months, as the new furnace includes a boiler that is used to help

moderate air temperatures, and this unit is operational all year. The additional gas cost over 2010 is about \$300 per year.

Summary:

Overall, total energy usage and annual energy cost at City Hall has been reduced from the benchmark year of 2010, although gas usage has crept upward. The following table indicates this information –

Energy Comparison Summary

Year	Electric			Gas			Total Annual Energy Cost	Cost % Change
	kWh	% Change	Cost	Therms	% Change	Cost		
2010	232,720	-	\$ 22,850.70	7,295	-	\$ 6,661.43	\$ 29,512.13	-
2013	169,280	-27%	\$ 20,421.81	7,954	+9%	\$ 6,040.52	\$ 26,462.33	-10%
2017	150,800	-35%	\$ 17,069.65	10,305	+41%	\$ 6,965.89	\$ 24,035.54	-19%

City staff will discuss the gas usage for the furnace / boiler with the HVAC Contractor to ascertain whether the unit can be switched off or at least adjusted downward during the warmer months of the year.

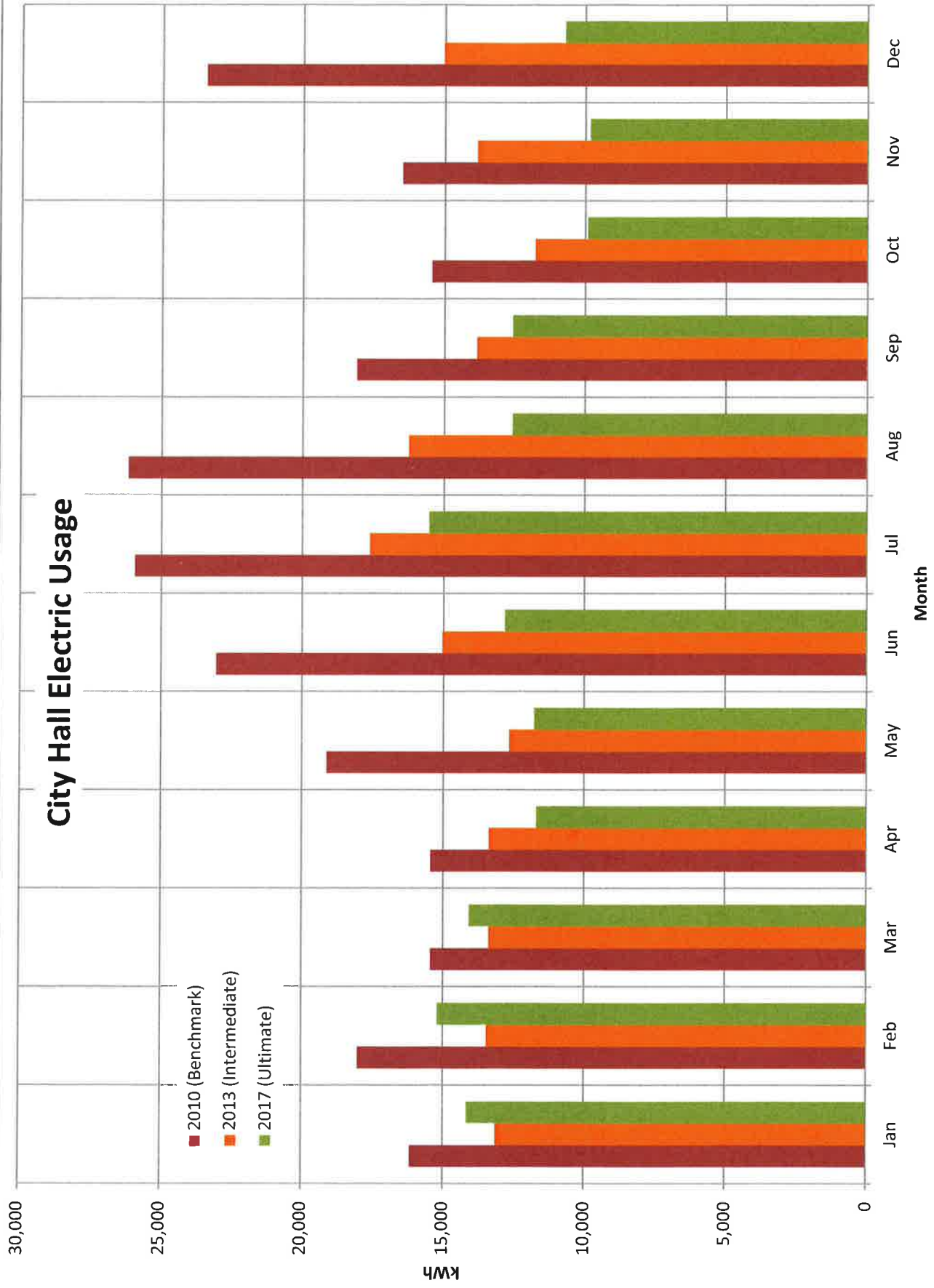
Submitted for information.



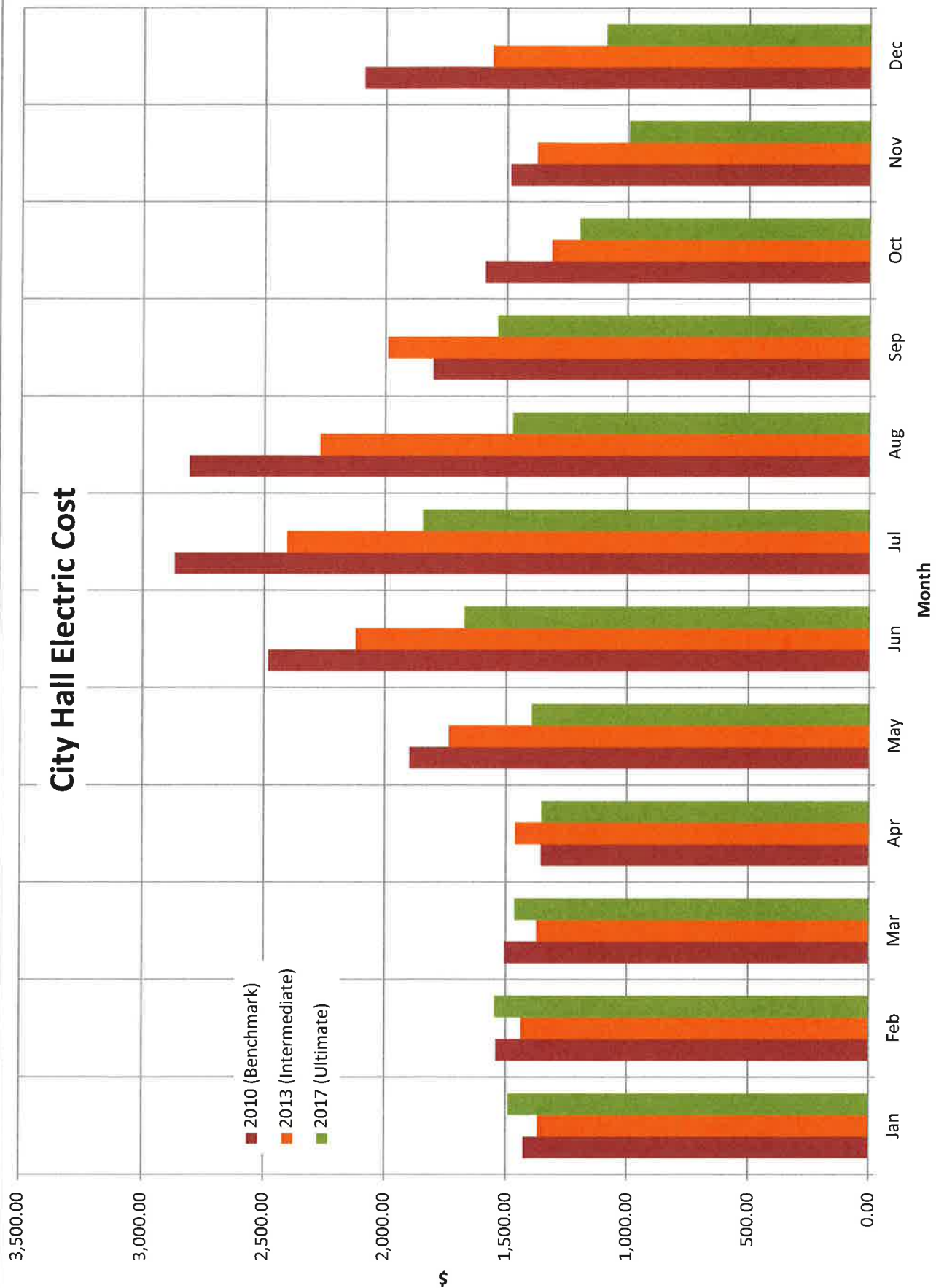
Richard McCoy, P.E.

Public Works Director / City Engineer

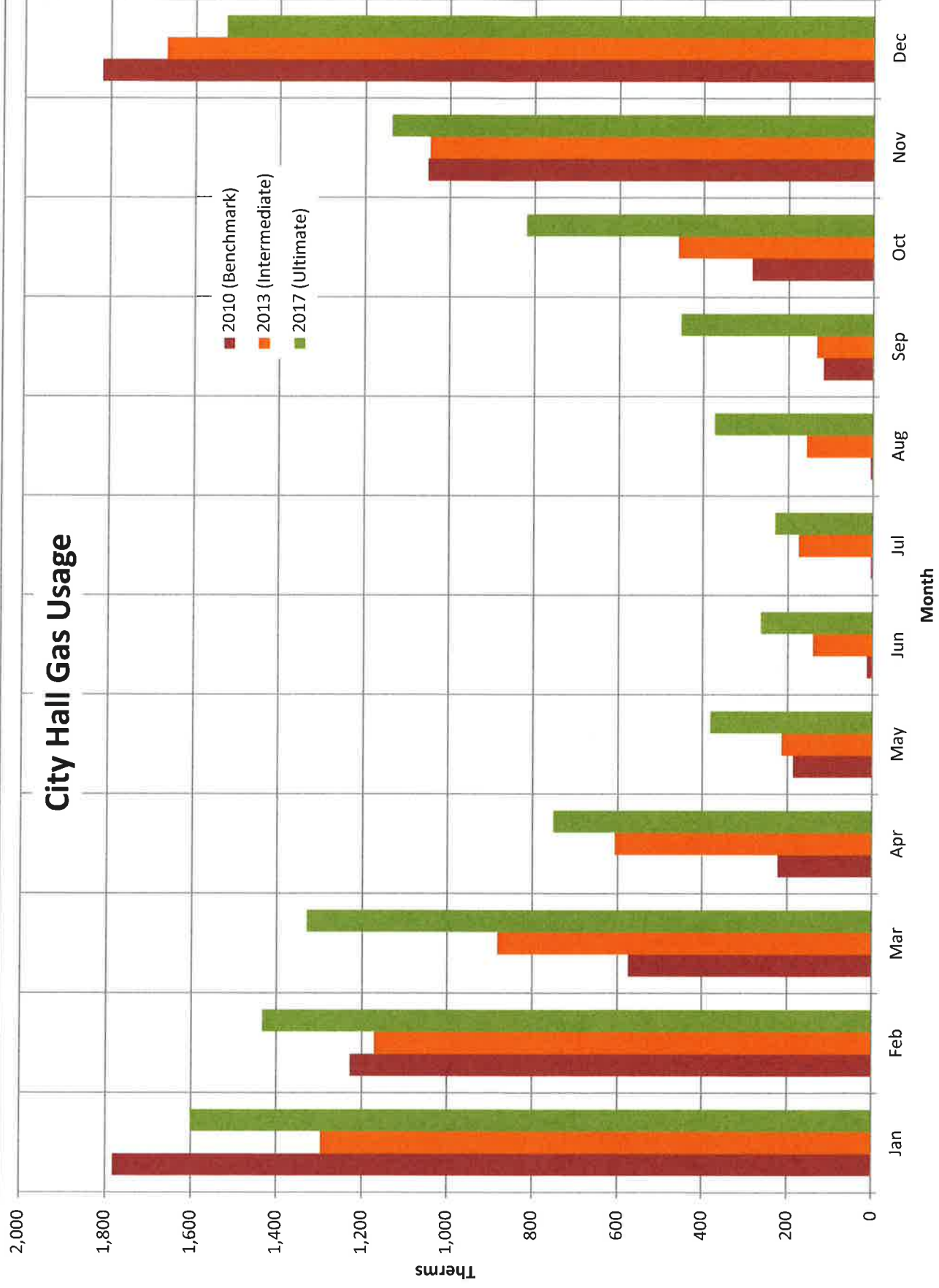
City Hall Electric Usage



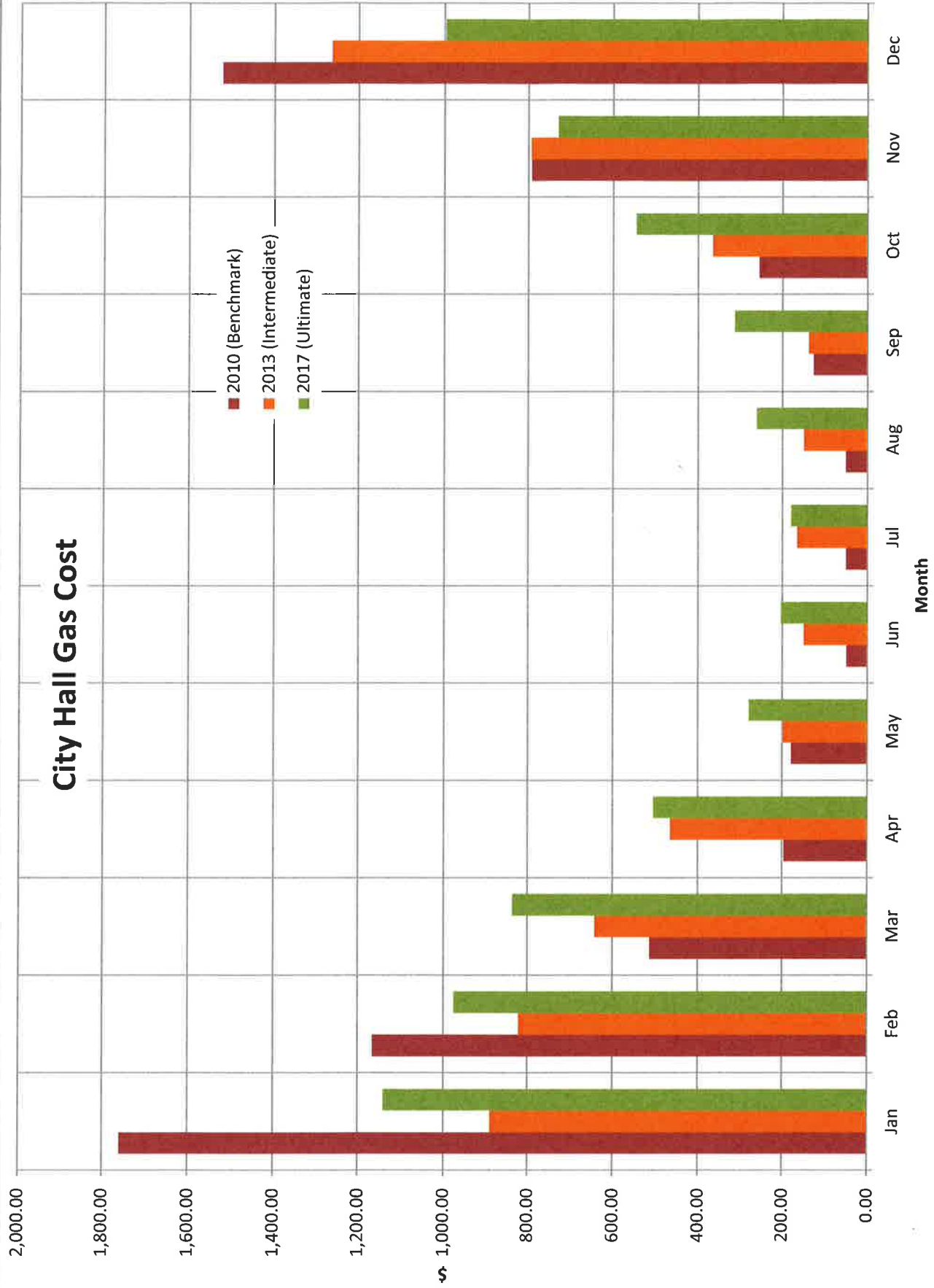
City Hall Electric Cost



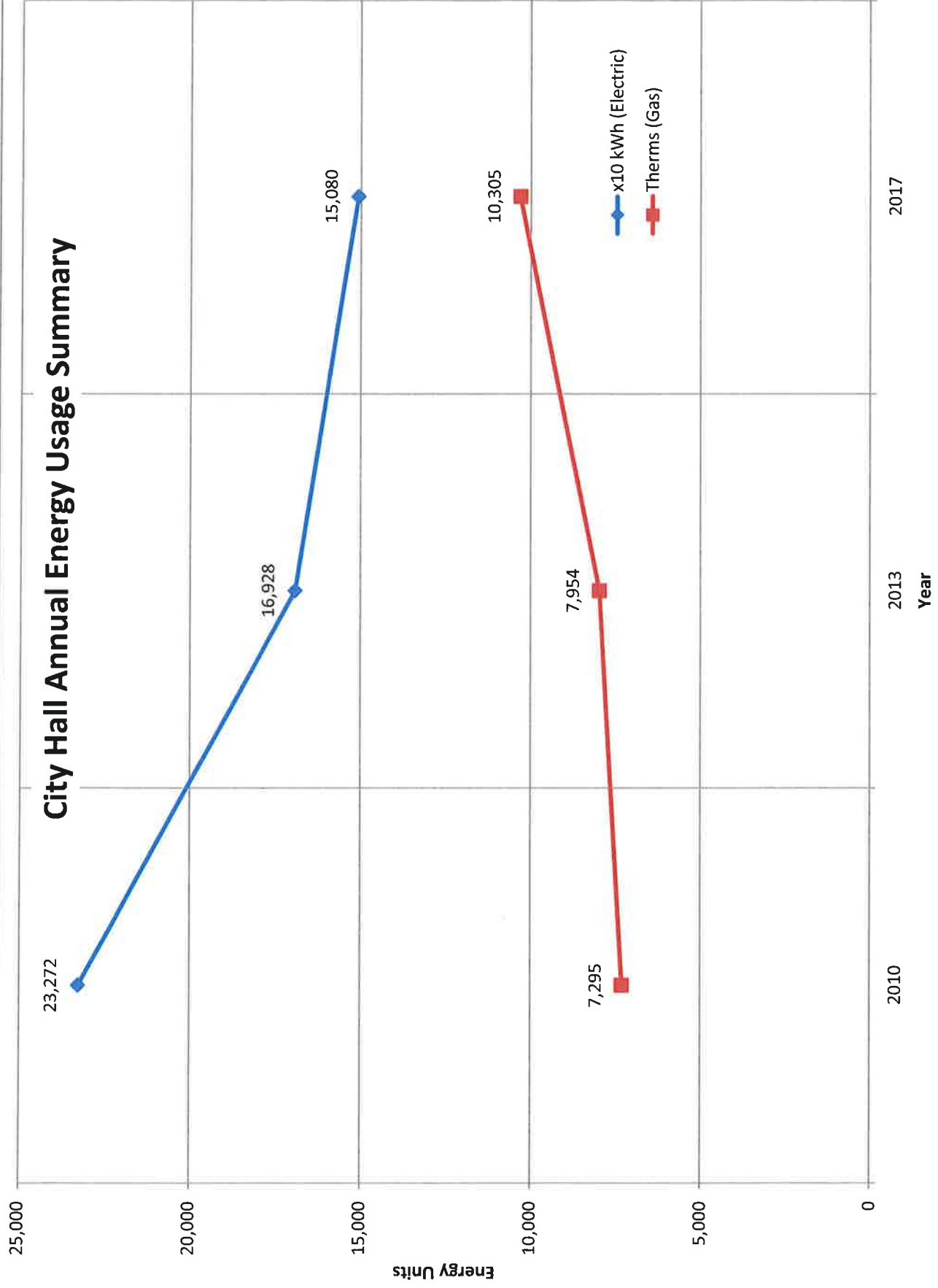
City Hall Gas Usage



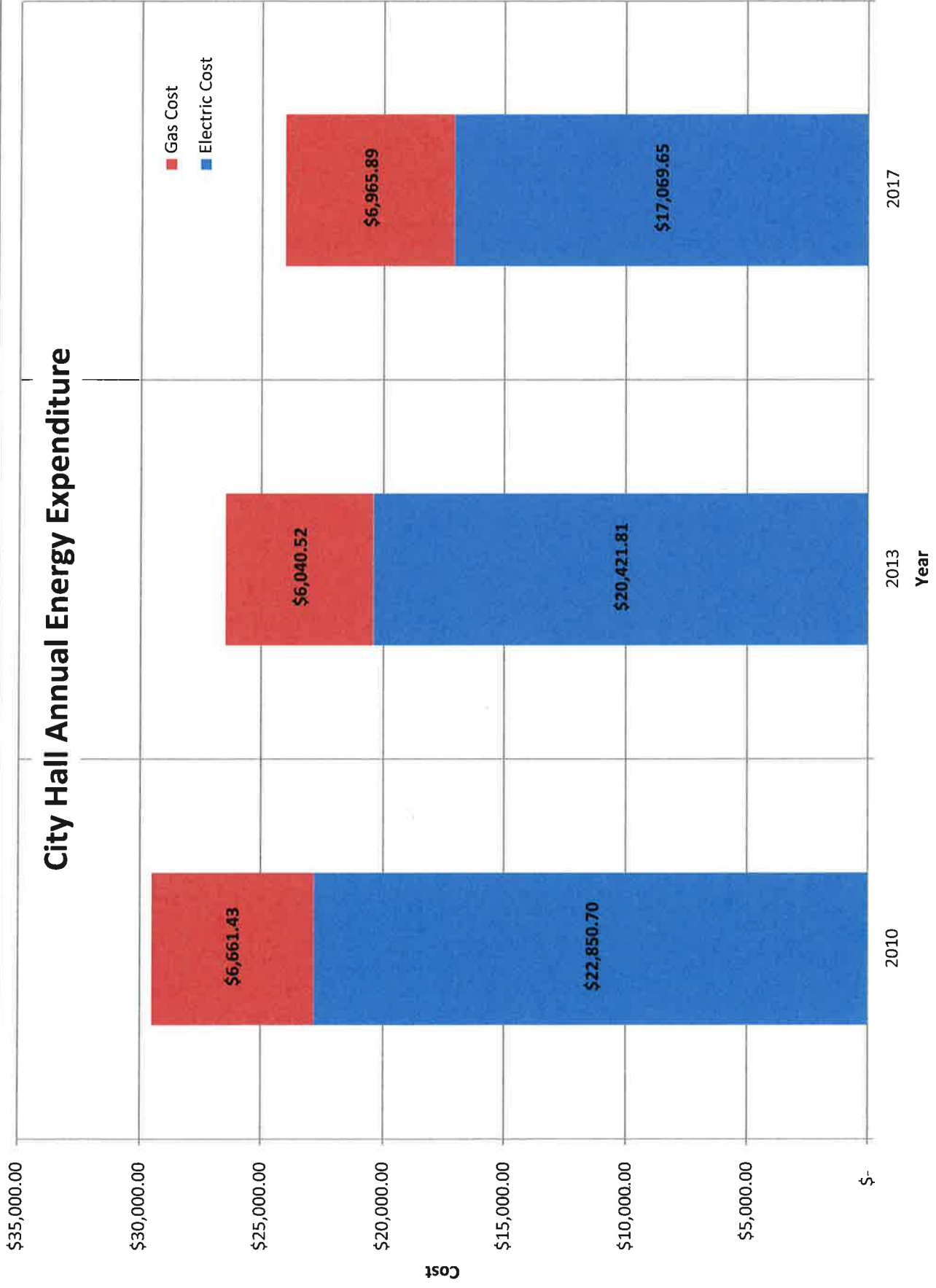
City Hall Gas Cost



City Hall Annual Energy Usage Summary



City Hall Annual Energy Expenditure



Innovating for Quality Services & Efficiencies		Promoting & Connecting			Revitalizing the Community		Investing For The Future		
Become an Employer of Choice	Enhanced Services	Communicate to Inform Residents Community Engagement	Engage/Involve Residents	PR Campaign	Redevelopment		ID Support & Desire For Civic Center Infrastructure	Timely Asset Replaced& Maint.	Develop & Leverage Partnerships Funding
Market Study= Competitive Wages Budget implications	Organics Collection	Social Media: - News Blast - Advertise Meetings -e-news 40% open 80 weekly news 200 council agenda 30 REDA agenda 300 devt concept info 150-300 Rec program 300 crime alert 1/14 snow 260 open 1/22 snow 86 open 1/28 snow 77 open	Heart Safe Community • Senior commission conducting business survey. • Presentation to Chamber well received.	Public Safety • Anticipate Hy-Vee • Transit • Coffee W/Cop	37xx W Broadway • Final Plat • TIF District • Construction	Downtown Infrastructure Update Coordination • BLRT Discussions • Sidewalk Updates - 2019 BP Station • Temp parking • Waiting on title concern w/BP	Define Meeting Space Needs • Unbook Library • Meeting Space • Party space w/Basic Kitchen • YMCA?	LVT Pavilion and shade structures • Shade structures 2018 • Surfacing Open area 2018 Triangle Park Master Plan	Identify Network of Resources • On-going
	Water Plant – Soft Water? * preliminary information on water study shows not likely.								
Employee Recognition Enhancement • peer recognition concept discussed	Crystal-Ryan Pump 2019 project		Parks Night Out 2019 • Referred to PRF Commission BTYR Gold Star Family Site	Infrastructure Costs	36xx France • Planning • TIF District • Construction	Parking Ramp/Wrap Resolution • City-County-BPO RFQ • RFQ needs to follow site control • Construction timing • Staff meet regularly		Hollingsworth Park Refresh • Update 4.7 Kelly Park Playground	Legislative Lobbying • On-going • Local authority
	Water Meter Replacement 2019 project Energy Savings Update 4.7.18 for City Hall	Reassess communications City-Wide Newsletter • Effectiveness? New Resident Welcome Letter On-going Improve Language on Public Announcements – less officious	Tobacco-Health Monitor Nov 2018 4.1 new regs. Anti-Littering		Hy-Vee -- Liquor Store relocation Other inquiries at staff level	Trail Reboot REDA 4.10 public hearing Keep DT Fresh *Streetscape Budget 2 nd DT Mural – possible relocation of WB mural		Wellhead protection • 2019 Historic Library Meeting Room • 2018 Grant application due in May	Connect BlueLine Now!
	Way-finding • 36th Noble Entry sign • Available on Website • FAQs – How to report...	Electronic Resident Request System • Available on Website • FAQs – How to report...	Informative Article- How to Impact Policy process (Survey 26% feel unimpowered)			Developer Roundtable Station Area Options coming this summer			
	Liquor Store relocation							Street/Utility Reconstruction	

- What is the biggest issue we need to tackle 2018-19?
- What aren't we talking about that we should?

Strategic Direction	Goal	Strategic Goal	Project
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